

**POCONO MOUNTAIN WATER FOREST  
250 LAKEWOOD DRIVE  
MILFORD, PA 18337**

**BOARD OF DIRECTORS MONTHLY MEETING  
SUNDAY, FEBRUARY 19<sup>TH</sup>, 2012**

**1. Call to Order**

Ted Wetzel, President called to order the regular meeting of the board of the Pocono Mountain Water Forest Community Association at 9:12 AM in the Pocono Mountain Water Forest Clubhouse.

**2. Roll Call**

- David Curiale
- Bill Frobose
- Pdraig Lynch
- Michael Manheim
- Jane Opfer
- George Radcliffe
- Bill Smart
- Ted Wetzel

Absent were:

- Laurie Accetta
- Mary Lou Corbett
- Sandra Penamonte
- Frank Wydner

**3. Approval of Minutes**

Ted Wetzel asked the members present to review the minutes from January 2012 if they had not already, and called for a motion to approve them. Jane Opfer made the motion. Second by Bill Smart. Michael Manheim abstained. Motion passed.

#### **4. Presidents Report**

Ted Wetzel reported that Marshall Anders (The Attorney for PMWFCA) has not returned his call but he is still working on the Lakeview Properties issue. He is also still waiting for a call from Ellen at the County Conservation District regarding the access road. He will continue to try to contact her.

Ted had nothing further to report but did remind the Board Members that he will be having his knee surgery on Thursday.

The budget committee did meet and they did come to a decision that needs to be put before the Board of Directors today for approval.

Bill Frobose inquired about the gate proposal that has been discussed at the last few meetings. He was wondering about the ability for trailers to pass through. He wanted to be sure that a truck with a trailer would not become stuck because of the gate closing on it too quickly for it to pass through. He suggested that we inquire about this to the company that will be installing the new gate.

#### **5. Treasurers Report**

Mary Lou Corbett was absent today. The Treasurer's report was deferred to next month.

#### **6. Committee Reports**

##### **A) Roads**

Bill Frobose reported on the roads. He said there is nothing really to report at this time. Regarding the broken guardrail, we have had a problem getting the company that was originally supposed to repair it. They have put us off several times. He is going to do the repair himself. Ruth checked with the Driver's insurance company and as long as we can provide an invoice, they will cover the cost.

##### **B) Maintenance**

Bill Frobose reported on maintenance. Martin has changed the color of the paint in the back room. Other than that there is nothing to report.

### **C) Building**

Ted Wetzel reported on building. There is nothing to report. He said there is a property owner next to his property that is doing some tree cutting and preparing to build a home there.

### **D) Recreation**

Laurie Accetta was absent. Ruth said the Valentine's Party had very few attendees. Bill Frobose suggested that next time a community event is put together; if flyers are put up they should be larger & more colorful so that they stand out more. He also mentioned that Suzanne might like to put together a party for the community in the spring.

### **E) Security**

David Curiale reported on security.

The specifications for the proposed new gate were distributed to all members present. David said that the traffic that has been cutting through on Water Forest Drive is out of control. He said it has been mostly Woodland stickers but also a lot of other non-residents. He asked that a decision be made on the gates today. He made the point that the heavy traffic causes the road to need repairs far more often which costs the community more money. There was some discussion regarding the installation of the new gates and traffic on Water Forest Drive. Ted suggested that the decision to install the gates and spike strips be put to a vote by the general membership at the general meeting in May because of the cost. After some more discussion, it was decided that the work on the installation of the gates themselves could begin. This was decided because \$7000 had already been approved for the new gates at the November Board meeting. The general membership will vote on the spike strips at the general membership meeting in May.

## **7. Old Business:**

a) AOCA: Jane said there has not been a meeting recently.

b) Purchase of Property in Tax Repository:

Bill Frobose suggested that the association try to purchase the property in the tax repository.

c) Dues Delinquent:

Bill suggested that the Board of Directors take legal action on those property owners who have been severely delinquent on their dues. There are some he said that have not paid in three years or more. Ted said he will talk to Mary Lou about what our options are.

## **8. New Business:**

No new business.

## **9. Motions:**

Ted asked for a motion to propose the two budgets decided on by the budget committee. These will be put to a vote by the general membership when the newsletter goes out with the ballots. The choice of budgets would be: \$765 or \$800. The motion was made by Padraig Lynch, second by George Radcliffe. Motion passed.

## **10. Comments from Community**

No further comments.

## **11. Adjournment**

Motion to adjourn by Mike Manheim. Second by Ted Wetzel. All in favor. Meeting adjourned at 10:37 AM.

